



Sunrise Manor Town Advisory Board

Hollywood Recreation Center

1650 S. Hollywood Blvd.

Las Vegas, NV 89142

November 12, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Jill Leiva at 702-334-6892 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Max Carter, Chairperson
Alexandria Malone, Vice Chairperson
Member Earl Barbeau
Member Paul Thomas
Member Briceida Castro

Secretary: Secretary Jill Leiva, 702-334-6892, jillniko@hotmail.com

County Liaison(s): Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov Kelly Benavidez kdb@ClarkCountyNV.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for October 29, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for November 12, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: Announcements of upcoming neighborhood meetings & County or community meetings and events (for discussion)
- VI. Planning and Zoning

11/17/20 PC

- 1. **TM-20-500152-AVENDANO'S PROPERTY DEVELOPMENT, INC:**
TENTATIVE MAP consisting of 22 single family residential lots on 2.9 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action) 1/17/20 PC

12/01/20 PC

- 2. **DR-20-0458-TEN15 WINTERWOOD, LLC:**
DESIGN REVIEW for a retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action) 11/17/20 PC
- 3. **ET-20-400121 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:**
USE PERMITS FIRST EXTENSION OF TIME to commence for the following: **1)** a reclamation facility; **2)** office as a principal use in an M-D Zone; and **3)** an office as a principal use in an APZ-2 Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive parking lot landscaping for a reclamation facility; and **2)** reduce access gate setback to the property line.
DESIGN REVIEW for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone. Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jor/jd (For possible action) 11/17/20 PC
- 4. **WS-20-0472-TAVERN HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS reduce setbacks for a freestanding animated sign from a residential property.
DESIGN REVIEW for a freestanding animated sign on 1.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Lake Mead Boulevard, approximately 150 east of Mount Hood Street within Sunrise Manor. MK/bb/ja (For possible action) 11/17/20 PC

12/02/20 BCC

- 5. **VS-20-0429-J & R, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Webfoot Road and Las Vegas Boulevard North, and between Walnut Road and Sandy Lane within Sunrise Manor (description on file). LW/jt/jd (For possible action) 12/02/20 BCC
- 6. **WC-20-400111 (ADR-19-900505) -J & R, LLC:**
WAIVER OF CONDITION of an administrative design review requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone. Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action) 12/02/20 BCC

7. **WC-20-400112 (UC-0040-15) -J & R, LLC:**
WAIVER OF CONDITIONS of a use permit requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone. Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action) 12/02/20 BCC

8. **ZC-20-0440-LOPEZ-GAMBOA MIGUEL A & JUAN J:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone.
USE PERMIT to allow retail sales.
WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding.
DESIGN REVIEWS for the following: **1)** office and industrial buildings; and **2)** lighting plan. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jd (For possible action) 12/02/20 BCC

VII. General Business:

1. Receive an update on Clark County's Economic Development Plan. (for discussion only)
2. Discuss 2021 TAB Meeting Dates. (for possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: December 10, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Hollywood Recreation Center, 1650 S. Hollywood Blvd. LV NV 89142 Bob Price Recreation Center 2050 Bonnie Lane, LV NV 89156 Parkdale Community Center 3200 Ferndale LV NV 89121 Sunrise Library 5400 Harris Ave. LV NV 89110
<https://notice.nv.gov>



Sunrise Manor Town Advisory Board

October 29, 2020

MINUTES

Board Members:	Max Carter – Chair – ABSENT Alexandria Malone – Vice Chair –PRESENT Earl Barbeau – PRESENT	Paul Thomas – PRESENT Briceida Castro- EXCUSED Brady Berhart- Planning
Secretary:	Jill Leiva 702 334-6892 jillniko@hotmail.com	
County Liaison:	Beatriz Martinez	

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

The meeting was called to order at 6:30 p.m.

II. Public Comment: None

III. Approval of October 1, 2020 Minutes

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0/Unanimous

IV. Approval of Agenda for October 29, 2020

Moved by: Mr. Thomas

Action: Approved

Vote: 3-0/Unanimous

V. Informational Items:

Applications are being accepted until November 12, 2020 at 5pm for the next TAB 2 year term.

VI. Planning & Zoning
11/03/20 PC

1. **NZC-20-0354-ISU, INC:**
ZONE CHANGE to reclassify 0.8 acres from R-3 (Multiple Family Residential) Zone to C-1 (Local Business) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative elevations; **2)** reduced parking; and **3)** eliminate loading zone.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** commercial development. Generally located on the south side of Lake Mead Boulevard, the north side of Meikle Lane, 130 feet west of Linn Lane within Sunrise Manor (description on file). TS/jt/xx (For possible action) **11/03/20 PC**
Moved by: Mr. Barbeau
Action: Approved Waivers & Design Reviews. Denied the Zone Change
Vote: 3-0

11/04/20 BCC

2. **WS-20-0406-ALL AMERICAN CAPITAL CORP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce rear setback; **2)** reduce interior side setback; **3)** increase wall height; **4)** reduce gate setback; **5)** reduce throat depth; and **6)** reduce driveway width.
DESIGN REVIEWS for the following: **1)** increased finished grade; **2)** recreational vehicle, watercraft, and vehicle storage complex; and **3)** signage on 2.3 acres in an M-1 (Light Manufacturing) (AE-65, AE-70, & APZ-2) Zone. Generally located on the north side of Carey Avenue, approximately 480 feet east of Abels Lane within Sunrise Manor. MK/jor/jd (For possible action) **11/04/20 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations (Waivers #4 & #6 Withdrawn)
Vote: 3-0

11/18/20 BCC

3. **DR-20-0422-RA SOUTHEAST LAND COMPANY, LLC:**
DESIGN REVIEW for increased finished grade in conjunction with a proposed hotel on 2.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/sd/jd (For possible action) **11/18/20 BCC**
Moved by: Mr. Thomas
Action: Approved per staff recommendations
Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date: The next regular meeting will be November 12, 2020

X. Adjournment
The meeting was adjourned at 6:54 p.m.

WELTER PARK
(TITLE 30)

WELTER AVE/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500152-AVENDANO'S PROPERTY DEVELOPMENT, INC:

TENTATIVE MAP consisting of 22 single family residential lots on 2.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north and south sides of Welter Avenue and on the east side of Walnut Road within Sunrise Manor. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-06-816-027; 161-06-816-029; 161-06-816-035; 161-06-816-057 through 161-06-816-079; 161-06-816-093; 161-06-816-096 through 161-06-816-097

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Number of Lots: 22
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,497/5,432
- Project Type: Single family development

The site is located on the north and south sides of Welter Avenue between Walnut Road and Gateway Avenue and consists of parcels within an existing residential subdivision. More specifically, the plans depict a single family residential development totaling 22 single family lots on 2.9 acres. The density of the residential subdivision is 7.6 dwelling units per acre. The lots range in size from a minimum of 3,497 square feet to a maximum of 5,432 square feet. All of the proposed lots will take access from Welter Avenue with 14 lots on the north side of the street and 8 lots on the south side. The existing dedicated right-of-way for Welter Avenue will be developed as a 50 foot wide public street with a 5 foot wide sidewalk on each side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0995	Reclassified the portion of this site north of Welter Avenue to R-2 zoning for a single family residential development	Approved by BCC	June 2019
ZC-0168-06	Reclassified the portion of this site south of Welter Avenue to R-2 zoning for a single family residential development	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include all the associated spandrels for Welter Avenue and Walnut Road, and Welter Avenue and Gateway Avenue.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0355-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAUL AVENDANO

CONTACT: ROBERT LANGAN, LANGAN ENGINEERING, 241 GREYHAWK COURT,
HENDERSON, NV 89074

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-20.500152</u>	DATE FILED: <u>10.7.20</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>11-12-20</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Suprise Manor</u>	
		PC MEETING DATE: <u>11-17-20</u>	R-2
		BCC MEETING DATE: <u> </u>	Residential Suburban
		FEE: <u>on-line payment</u>	T.S.

PROPERTY OWNER	NAME: <u>AVENDANO'S PROPERTY DEVELOPMENT INC.</u>
	ADDRESS: <u>631 LOS FELIZ STREET</u>
	CITY: <u>LAS VEGAS</u>
	TELEPHONE: <u>702-683-6559</u>
	E-MAIL: <u>avendano71@hotmail.com</u>
	STATE: <u>NV</u> ZIP: <u>89110</u>
	CELL: <u>702-683-6559</u>

APPLICANT	NAME: <u>RAUL AVENDANO</u>
	ADDRESS: <u>631 LOS FELIZ STREET</u>
	CITY: <u>LAS VEGAS</u>
	TELEPHONE: <u>702-683-6559</u>
	E-MAIL: <u>avendano71@hotmail.com</u>
	STATE: <u>NV</u> ZIP: <u>89110</u>
	CELL: <u>702-683-6559</u>
	REF CONTACT ID #: <u>-</u>

CORRESPONDENT	NAME: <u>ROBERT J. LANGAN ENGINEERING</u>
	ADDRESS: <u>1000 N. GREEN VALLEY PKWY. STE. 440-659</u>
	CITY: <u>HENDERSON</u>
	TELEPHONE: <u>702-316-8462</u>
	E-MAIL: <u>boblangan77@gmail.com</u>
	STATE: <u>NV</u> ZIP: <u>89074</u>
	CELL: <u>702-217-7682</u>
	REF CONTACT ID #: <u>-</u>

ASSESSOR'S PARCEL NUMBER(S): 161-06-816-027, 029, 035, 075, 076, 077, 079, 093, 096, 097
161-06-816-078

PROPERTY ADDRESS and/or CROSS STREETS: WELTER AVENUE & WALNUT ROAD

TENTATIVE MAP NAME: WELTER PARK

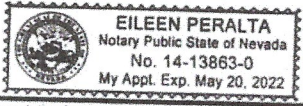
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Raul Avendano Property Owner (Signature)*
Raul Avendano Property Owner (Print) (President)

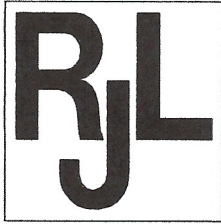
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2020 (DATE)
By Raul Avendano

NOTARY PUBLIC: Eileen Peralta



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



**ROBERT J. LANGAN
ENGINEERING**

1000 N. Green Valley Pkwy., Ste. 440-659
Henderson, Nevada 89074
TEL 702-316-8462 FAX 702-316-8462

e-mail : boblangan77@gmail.com

August 28, 2020

Clark County
Department of Comprehensive Planning
Current Planning Division
500 S. Grand Central Parkway 1st Fl
Las Vegas, Nevada 89101

Subject: Proposed 'Welter Park' subdivision (APR-20-100247)
Design Review application for fill greater than 18"
Justification letter

This Design Review application is necessary because development of the above site will require areas of fill greater than 18" above the existing ground. We feel that County staff and Commission should approve the request for the following reasons:

- The site essentially is filling in the area between Walnut Road on the east and Gateway Avenue on the west. Welter Avenue will be a connecting road between the two streets and as such it must be designed to allow for proper on-site and off-site drainage per Clark County standards. The proposed grades shown on the tentative map are the necessary to accomplish this.
- A large area in the central west portion of the site is depressed by two to three feet from the rest of the property and is currently acting as a water collection basin. Proper development of the site will require that this area be filled in with the design of Welter Avenue. This area is the main source of why fill greater than 18" will be required.
- The proposed lots will need to drain properly to Welter Avenue per Clark County standards. The lots in the vicinity of the above mentioned depressed area will need to be graded to drain to the street and this will require portions of them to have fill in excess of 18 inches. The maximum the site will have to be above 18 inches will be 5 feet, located at the at the lowest point of the ground depression.

Enclosed with this application and letter is a copy of the tentative map (TM-1) which indicates the location of cross sections through the property, along with the cross sections sheet (TM-2).

Yours truly,

Robert J. Langan

Robert J. Langan
Professional Engineer

12/01/20 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

SAHARA AVE/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0458-TEN15 WINTERWOOD, LLC:

DESIGN REVIEW for a retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:
161-04-414-002 ptn

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2226 S. Nellis Boulevard
- Site Acreage: 16.4 (portion)
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 520
- Parking Required/Provided: 649/915

Site Plans

The plans depict a proposed retail building within a larger 16.4 acre shopping center. The plans show the proposed retail building within the south portion of the existing parking lot. A drive-thru lane for 7 cars is proposed with landscaping. The proposed retail building will eliminate 34 parking spaces from the current layout, but overall on-site parking requirements will be met. A total of 649 parking spaces are required with 915 parking spaces provided. Access to the overall property and to the proposed retail building is from Sahara Avenue and Nellis Boulevard.

Landscaping

The plan depicts areas where new landscaping will be installed along the east and north portions around the proposed drive-thru lane. Additional landscaping is shown in various sections around the proposed retail building.

Elevations

The plans depict a single story retail building with a height of up to 20 feet and will be constructed with stone veneer with rough stucco finish, glazed storefront windows, straight roofline with parapet walls and architectural enhancements. Walk-up windows are shown for pedestrian customers and a window for drive-thru customers.

Floor Plans

The plans depict a proposed retail building that includes entry way, prep service area, cooler, restrooms, and 3 service windows at 520 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the 520 square foot structure will be constructed in the existing parking lot. The proposed retail building will remove 34 parking spaces from the current layout at Winterwood Pavilion Shopping Center, but overall parking on-site will have a significant surplus. The proposed retail building will be harmonious with surrounding land uses and the existing shopping center, and will provide additional services within the immediate neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0297	Retail building in conjunction on a portion of 16 acres within the existing shopping center	Approved by PC	August 2020
ADR-0233-14	ATM drive-thru structure	Approved by ZA	March 2014
ADR-0814-13	Smog kiosk	Approved by ZA	October 2013
ADR-0857-11	Water vending machine - expired	Approved by ZA	September 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Commercial Neighborhood	C-2 & C-1	Shopping center/retail uses
North	Commercial General	R-4	Multiple family residential
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

The proposed retail building and orientation, along with drive-thru lane design are consistent with Goal 67 of the Comprehensive Land Use Plan, which encourages through site planning and building design to ensure commercial developments are compatible with abutting uses. In addition, Policy 79 encourages, in part, commercial buildings to use enhanced architecture including columns, decorative fascias, pitched roofline and colonnades that encourage visual articulation. The removal of parking spaces with reconfiguration will not impact the shopping center since more than adequate parking spaces remain for the public. This request complies with Title 30 requirements; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0363-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TEN15 WINTERWOOD, LLC

CONTACT: JOHN CURRAN, DAPPER DEVELOPMENT, 985 WHITE DRIVE #100, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF APP. NUMBER: <u>DD-20-0458</u> DATE FILED: <u>10/13/20</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Sunrise Manor</u> TAB/CAC DATE: <u>11/12/20</u> PC MEETING DATE: <u>12/1/20</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Ten15 Winterwood, LLC</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3622</u> CELL: _____ E-MAIL: <u>john@dapperdevelopment.com</u>
	APPLICANT NAME: <u>Ten15 Winterwood, LLC</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>John Curran</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: <u>7023497002</u> E-MAIL: <u>john@dapperdevelopment</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16104414002

PROPERTY ADDRESS and/or CROSS STREETS: E Sahara and Nellis

PROJECT DESCRIPTION: Drive-thru coffee shop in an existing retail center

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)* J Dapper

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON August 20, 2020 (DATE)
 By J Dapper
 NOTARY PUBLIC: Virginia H. Shelton

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



DAPPER
COMPANIES

Ten15 Winterwood, LLC
985 White Drive
Las Vegas, NV 89119
(702) 733-3622

Clark County-Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

August 19, 2020

Re: JUSTIFICATION LETTER FOR A DESIGN REVIEW- 2226 S. Nellis Blvd (APN 161-04-414-002)

To Whom It May Concern:

Please accept this as justification letter regarding a Design Review for a new drive-thru coffee shop in an existing retail center at 2226 S. Nellis Blvd/Las Vegas, NV 89104, (District E-Segerblom). The 15.55 acre parcel is zoned C-2.

A new 520 sf structure will be constructed in the existing parking lot which will be home to a drive-thru coffee shop. The design of the structure and the accompanying landscaping will match the aesthetic of the rest of the retail center.

The proposed design will remove 34 parking spaces from the current layout at Winterwood Pavilion, but there will remain a surplus of parking spaces overall. With the addition of this pad, the shopping center will require 650 spaces, but provide 949 parking spaces, so there should be no concerns regarding parking capacity with this addition.

This proposed development is harmonious and compatible with surrounding land uses, will meet the demands of the neighborhood in this established shopping center. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John Curran".

John Curran, SVP of Development

RECLAMATION FACILITY
(TITLE 30)

MARCO ST/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400121 (UC-18-0403)-SALAZAR MANAGEMENT GROUP V, LLC:

USE PERMITS FIRST EXTENSION OF TIME to commence for the following: 1) a reclamation facility; 2) office as a principal use in an M-D Zone; and 3) an office as a principal use in an APZ-2 Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive parking lot landscaping for a reclamation facility; and 2) reduce access gate setback to the property line.

DESIGN REVIEW for a reclamation facility with outside storage on 2.5 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Marco Street, 260 feet north of Carey Avenue within Sunrise Manor. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-17-801-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2485 Marco Street
- Site Acreage: 2.5
- Project Type: Reclamation facility with outside storage
- Number of Stories: 1
- Square Feet: 8,060
- Parking Required/Provided: 19/46

Site Plans

The plans depict an existing 8,060 square foot office/warehouse building that was originally constructed as a Union Hall. The building is centrally located along the north property line with existing parking located along the east, south, and west sides of the building. The west side of the building is shown with an outside storage area with 3 shipping containers, bins, storage tank, and wash pad area. The parking area is located south of the existing driveway entrance. The request to waive partial off-site improvements (sidewalk) was denied via UC-18-0403.

Landscaping

A 15 foot wide landscape buffer exists along Marco Street with the landscape buffer to be updated to meet current Code. Parking lot landscaping exists along the east and west sides of the 10 parking spaces adjacent to the south face of the existing building.

There is an existing 6 foot high screened fence located along the south property line, along with a portion of the west and north property lines, and set back 15 feet from Marco Street. There is an existing block wall along the northerly portion of the west property line and the westerly portion of the north property line. The southerly portion of the site is restricted from vehicle access by a proposed 6 foot high fence internal to the site.

Elevations

Photos provided depict an existing single story building with flat roof and parapets.

Floor Plans

The existing floor plans depict 4,060 square feet of office space located in the northerly portion of the building and 4,000 square feet of warehouse space located in the southerly portion of the building.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0403:

Current Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Due to the increased potential for avian interference with local military flight operations, the processing or storage of organic material is not permitted on site;
- Applicant shall use measures such as, but not limited to, perch inhibitors (porcupine wires), chemical control, and other methods to discourage birds from nesting and congregating on the property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0294-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #3 WAS DENIED.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the business operations of the establishment decreased due to the COVID-19 pandemic. The company intends to continue with the project even though resources and manpower have been redirected into other areas. The applicant is requesting for an extension so that a new strategy of how to move forward and assessing the budget can properly be assessed for the construction planning phases.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0403	Reclamation facility (water), office as a principal use in an M-D and APZ-2 Zone, waived parking lot landscaping, reduced access gate setback, partial off-site improvement (sidewalk), and a design review for a reclamation facility with outside storage, and waiver for partial off-site improvement (sidewalk) was denied	Approved by PC	July 2018
DR-0603-07	Expansion to an existing union hall - expired	Approved by PC	August 2007
UC-2139-95	Union hall in APZ-2 zoning - expired	Approved by PC	February 1996
ZC-110-83	Reclassified 9.1 acres from M-D to M-1 zoning with waivers of sidewalk along Marco Street and phased off-site improvements - the southerly portion of the zone change - expired	Approved by BCC	June 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Office/warehouse
South	Business and Design/Research Park	M-1	Recycling center
East	Business and Design/Research Park	M-1	Workshop/warehouse facility
West	Business and Design/Research Park	M-D	Outside storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Records show that an annual operation renewal permit was filed and issued for the site in December 2019 (Permit No. FP18-10599-RN12202019) with the Clark County Fire Prevention Department. Furthermore, staff finds that since the property owner is currently coordinating construction development with a new contractor and additional time is needed to proceed with the project, staff does not object to the applicant's request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LOGISTICAL SOLUTIONS

CONTACT: PETYA BALOVA 6130 ELTON AVENUE #104, LAS VEGAS, NV 89107

12/01/20 PC AGENDA SHEET

SIGN
(TITLE 30)

LAKE MEAD BLVD/MT HOOD ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0472-TAVERN HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS reduce setbacks for a freestanding animated sign from a residential property.

DESIGN REVIEW for a freestanding animated sign on 1.6 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Lake Mead Boulevard, approximately 150 east of Mount Hood Street within Sunrise Manor. MK/bb/ja (For possible action)

RELATED INFORMATION:

APN:
140-22-616-006

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce freestanding animated sign setback (east) from a residential development to 67 feet where a minimum of 200 feet is required per Table 30.72-1 (a 67% reduction).
- b. Reduce freestanding animated sign setback (south) from a residential development to 103 feet where a minimum of 200 feet is required per Table 30.72-1 (a 49% reduction).

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6330 E. Lake Mead Boulevard
- Site Acreage: 1.6
- Project Type: Sign setback
- Building Height (feet): 32 (sign)

Site Plan

The site plan depicts an existing restaurant and tavern with access from Lake Mead Boulevard on the south and Mount Hood Street on the west. The existing freestanding sign is located at the

Lake Mead Boulevard entrance 10 feet from the property line and on the west side of the driveway.

Landscaping

Some mature trees are located between the proposed sign and the residential areas to the east and south. The trees to the east are located along the property line between this site and the adjacent residential development to the east. The trees located on the south side of Lake Mead Boulevard are adjacent to the residential development.

Elevations

The sign is currently oriented to face east and west. The proposed animated sign will remain facing east and west.

Signage

The proposed sign will replace an existing sign with the same height and location as the original. The existing sign is 169 square feet in area. The proposed sign will include 168 square feet of sign area, including 51 square feet of animated sign area and keep the east and west orientation along Lake Mead Boulevard. The existing width of the sign, including the roof like structure at the top is 17.5 feet and the proposed sign is 12 feet wide.

Applicant's Justification

The applicant is proposing to replace the existing illuminated freestanding sign with an animated sign on the same pole, at the same height, and in the same location. The existing sign is illuminated and has not generated complaints from the neighboring home owners. Modern electronic message units are similar in luminosity to that of traditional, internally illuminated signs and can be automatically dimmed at night to prevent becoming a nuisance. The sign will be visible from Lake Mead Boulevard and oriented with the faces of the sign being east and west. The sign message will be changing static images related to the operation of the business.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0895-02	Allowed a raised metal roof	Approved by PC	August 2002
ZC-0314-97	Reclassified 2.5 acres from R-2 to C-1 zoning for a retail shopping center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
South	Residential suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential suburban (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The use of the area adjacent to the property included in the waiver request will be affected in a substantially adverse manner when considering glare and constantly changing images.

The granting of such application is not in harmony with the general purpose, goals, objectives and standards of the Comprehensive Master Plan and of Title 30. The property has a single restaurant/tavern use and an animated sign in close proximity to a residential development is not compatible or equivalent in nature to the commercial uses of the property. The proposal will be adequately served by the existing sign type, and will create an undue burden on the adjacent neighborhood. Urban Specific Policy 20 of the Comprehensive Master Plan states that illuminated signs should be oriented away from neighborhoods.

Design Review

While staff recognizes the proposed pole improvement with decorative aluminum cover and satin laminate, the addition of the animated sign within 200 feet of residential uses is not compatible with adjacent developments in the area. The proposed development is not consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County. Elevations, design characteristics, and other architectural and aesthetic features are unsightly, undesirable or obnoxious in appearance when considering the animated sign can be viewed at an angle from several hundred feet east on Lake Mead Boulevard by homes on the south side of the street. Appropriate measures are not proposed to secure and protect the public health, safety, and general welfare, in relation to the increased amount of light and intensity of the sign. Urban Specific Policy 01 states that nuisances caused by incompatible signs that detract from and are not consistent with the existing residential development should be prevented.

Staff Recommendation

Denial

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

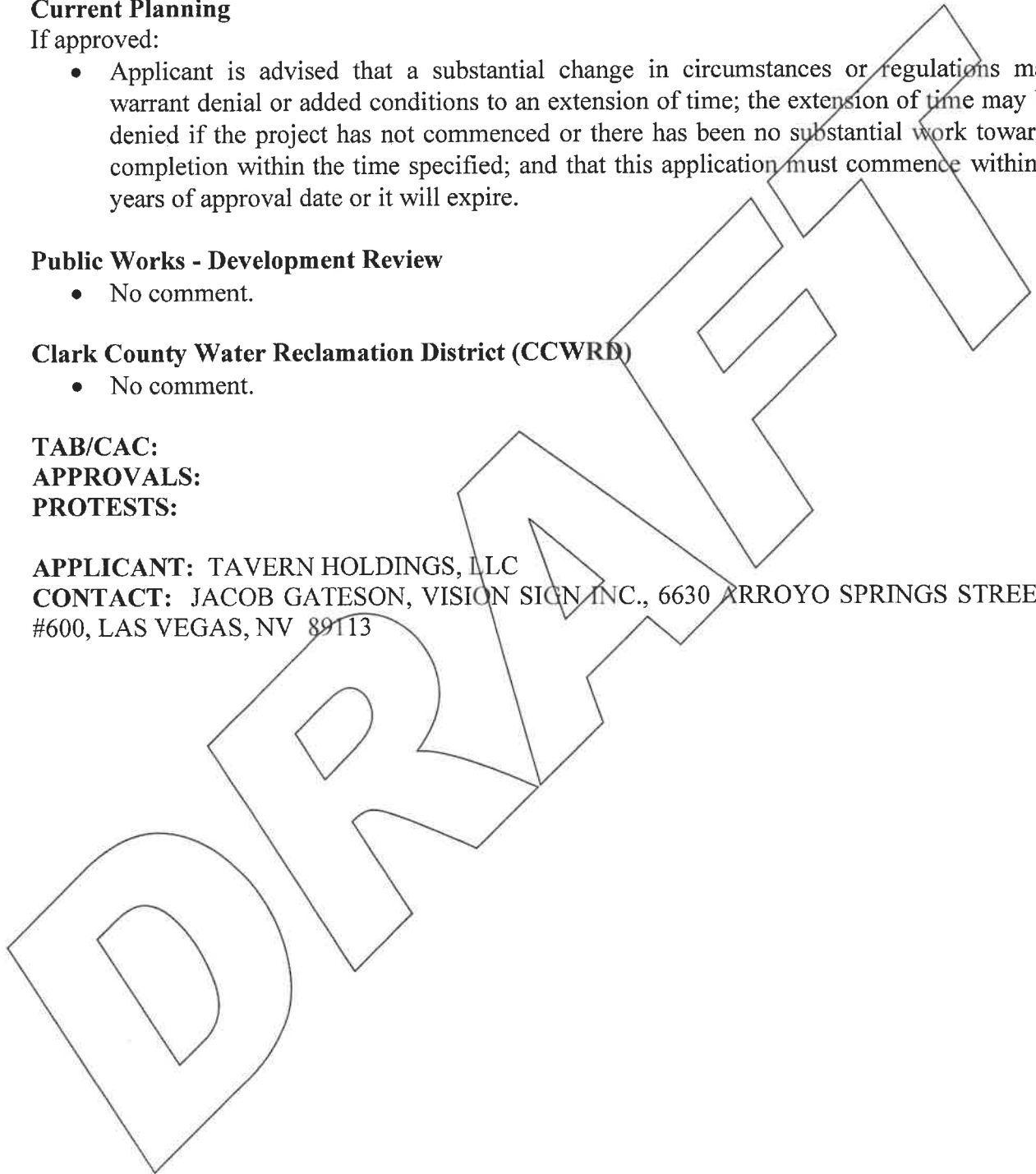
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAVERN HOLDINGS, LLC

CONTACT: JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS STREET,
#600, LAS VEGAS, NV 89113



12/02/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0429-J & R, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Webfoot Road and Las Vegas Boulevard North, and between Walnut Road and Sandy Lane within Sunrise Manor (description on file). LW/jt/jd (For possible action)

RELATED INFORMATION:

APN:
140-07-403-006

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a curb return driveway easement on Walnut Road. According to the applicant, access to Walnut Road is not necessary for the proposed car sales business on the site and vacating the easement will not have a negative impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900505	Modular office building in conjunction with vehicle sales	Approved by ZA	October 2019
ET-19-400038 (UC-0040-15)	Second extension of time on original use permit	Approved by PC	September 2019
UC-0040-15 (ET-0051-17)	First extension of time on original use permit	Approved by PC	June 2017
ADR-0691-16	Modified the height of the buildings	Approved by ZA	September 2016
UC-0040-15	Use permit and design review for vehicle sales	Approved by PC	March 2015
UC-0503-12	Vehicle sales with waivers for landscaping and off-sites; waivers and design review were denied - expired	Approved by BCC	October 2012

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1550-98	Used car lot - expired	Approved by PC	October 1998
ZC-0003-97	Reclassified the site to C-2 zoning for an automobile dealership with variances for landscaping and trash enclosures and waivers for off-site improvements; variance for landscaping and waivers for off-site improvements approved - expired	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Manufactured home park
South	Business and Design/Research Park	R-3 & C-2	Multiple family residential & mini-warehouse facility
East	Business and Design/Research Park	M-D	Undeveloped & distribution center
West	Business and Design/Research Park	R-T & H-2	Manufactured home park & undeveloped

Related Applications

Application Number	Request
WC-20-400111 (ADR-19-900505)	Waiver of conditions for off-site improvements is a companion item on this agenda.
WC-20-400112 (UC-0040-15)	Waiver of conditions for off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of curb return driveway easements on Walnut Road that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include corner spandrel;
- Grant a pedestrian access easement for the new commercial driveway location;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMIE LOPEZ

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

OFF-SITES
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-20-400111 (ADR-19-900505) -J & R, LLC:

WAIVER OF CONDITION of an administrative design review requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone.

Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action)

RELATED INFORMATION:

APN:

140-07-403-006

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.2
- Project Type: Automobile dealership
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 320
- Parking Required/Provided: 20 (including display)/20

Site Plans

The new approved design is for a single car dealership with a single modular office located in the northwest area of the overall site with vehicle display areas to the east and south. Only 1 driveway is proposed for the site, which is from Las Vegas Boulevard North. A request to vacate the right-of-way for the Walnut Road driveway is a companion item on this agenda.

Landscaping

The landscape plans depict a 10 foot wide landscape strip on the subject property, located approximately 20 feet behind an existing attached sidewalk along Las Vegas Boulevard North. Along Walnut Road, the landscape strip is 9 feet 5 inches wide. Along the north property line, the landscape plan depicts a 10 foot wide intense landscape buffer with 2 rows of alternating trees. The west property line includes a 4 foot 9 inch wide landscape strip. No other landscaping

is shown on the interior of the site besides bushes to screen a ground mounted mechanical unit next to the modular building.

Elevations

The modular building is 1 story with a maximum height of 11 feet. The building has a flat roof, and there are windows located on the front and rear elevations with the door to the office located in the front.

Previous Conditions of Approval

Listed below are the approved conditions for ADR-19-900505:

Current Planning

- Until August 2, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.
- Applicant is advised that compliance with the Uniform Standard Drawings is required.

Applicant's Justification

According to the applicant, construction of off-site improvements on Walnut Road and at the intersection with Las Vegas Boulevard North would be extremely difficult and expensive since there is an existing power pole that lies within the right-of-way at the intersection. Removing this pole would require undergrounding at least 3 poles on Las Vegas Boulevard North, which is an Nevada Department of Transportation (NDOT) right-of-way.

In addition, the intersection of Las Vegas Boulevard North is a "T" intersection with a continuous median on Las Vegas Boulevard North. This makes Walnut Road a right-in/right-out only street.

Lastly, the applicant is proposing to vacate and abandon the easement for the Walnut Road driveway, which is a companion application. Las Vegas Boulevard North will provide the only access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900505	Modular office building in conjunction with vehicle sales	Approved by ZA	October 2019
ET-19-400038 (UC-0040-15)	Second extension of time on original use permit	Approved by PC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0040-15 (ET-0051-17)	First extension of time on original use permit	Approved by PC	June 2017
ADR-0691-16	Modified the height of the buildings	Approved by ZA	September 2016
UC-0040-15	Use permit and design review for vehicle sales	Approved by PC	March 2015
UC-0503-12	Vehicle sales with waivers for landscaping and off-sites; waivers and design review were denied - expired	Approved by BCC	October 2012
DR-1550-98	Used car lot - expired	Approved by PC	October 1998
ZC-0003-97	Reclassified the site to C-2 zoning for an automobile dealership with variances for landscaping and trash enclosures and waivers for off-site improvements; variance for landscaping and waivers for off-site improvements approved – expired	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Manufactured home park
South	Business and Design/Research Park	R-3 & C-2	Multiple family residential & mini-warehouse facility
East	Business and Design/Research Park	M-D	Undeveloped & distribution center
West	Business and Design/Research Park	R-T & H-2	Manufactured home park & undeveloped

Related Applications

Application Number	Request
VS-20-0429	Vacate and abandon a driveway easement on Walnut Road is a companion item on this agenda.
WC-20-400112 (UC-0040-15)	Waiver of conditions for off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff cannot support this waiver request. The full off-site will help with drainage control and pedestrian safety by providing curb, gutter, sidewalks, and streetlights. The full off-sites will complete the improvements on Walnut Road since all of the other adjacent developments have installed their portions.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Building Department - Fire Prevention

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAMIE LOPEZ

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

OFF-SITES
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-20-400112 (UC-0040-15) -J & R, LLC:

WAIVER OF CONDITIONS of a use permit requiring full off-site improvements in conjunction with a vehicle (automobile) sales business on 2.2 acres in a C-2 (General Commercial) (AE-75) & (APZ-2) Zone.

Generally located on the northwest corner of Las Vegas Boulevard North and Walnut Road within Sunrise Manor. LW/jt/jd (For possible action)

RELATED INFORMATION:

APN:
140-07-403-006

LAND USE PLAN:
SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Automobile dealership
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 320
- Parking Required/Provided: 20 (including display)/20

History

The original request for 2 separate car dealerships was approved in March 2015. In September 2016 an administrative design review was approved to alter the design and layout of the car dealership. In June 2017 the first extension of time for the overall project was approved. A second extension of time for the car dealership was approved in September 2019. Also, a subsequent administrative design review (ADR-19-900505), which is significantly less intense than the original project, was approved in October 2019. The project description for this application describes the original application as well as the most current design approved with the administrative design review.

Site Plans

The original plans depicted that the lot will be subdivided into 2 parcels and developed as 2 automobile dealerships with each business consisting of 1 building. The buildings will be located on the northwest corners of each of the lots and set back 10 feet from the north property line, which is adjacent to an existing manufactured home park. Access to the site is provided by 1 driveway from Las Vegas Boulevard North and 1 driveway from Walnut Road. Customer parking and vehicle display spaces are located to the east and north of the buildings.

The new approved design is for a single car dealership with a single modular office located in the northwest area of the overall site with vehicle display areas to the east and south. Only 1 driveway is proposed for the site, which is from Las Vegas Boulevard North. A request to vacate the right-of-way for the Walnut Road driveway is a companion item on this agenda.

Landscaping

There is an existing attached sidewalk along Las Vegas Boulevard North and the approved plans depict a 15 foot wide landscape area along the front property line consisting of trees, shrubs, and groundcover. A 15 foot wide landscape area consisting of trees, shrubs, groundcover, and an attached sidewalk are depicted adjacent to Walnut Road. A 10 foot wide landscape area with 2 off-set rows of evergreen trees is located along the north property line adjacent to an existing manufactured home park. Landscape islands with trees are located adjacent to parking spaces for customers. Landscaping is not required for the vehicle display spaces.

With the latest administrative design review, the landscape plans depict a 10 foot wide landscape strip on the subject property, located approximately 20 feet behind an existing attached sidewalk along Las Vegas Boulevard North. Along Walnut Road, the landscape strip is 9 feet 5 inches wide. Along the north property line, the landscape plan depicts a 10 foot wide intense landscape buffer with 2 rows of alternating trees. The west property line includes a 4 foot 9 inch wide landscape strip. No other landscaping is shown on the interior of the site besides bushes to screen a ground-mounted mechanical unit next to the modular building.

Elevations

The plans depict 1 story buildings with a maximum height of 23 feet. The buildings have a flat roof behind a parapet wall. On the east side of the buildings are 6 roll-up doors for the vehicle maintenance area and 2 windows for the office area. There is 1 door and 2 windows for the office area along the south side of the building.

The modular building is 1 story with a maximum height of 11 feet. The building has a flat roof, and there are windows located on the front and rear elevations with the door to the office located in the front.

Floor Plans

The approved buildings each have an area of 3,000 square feet with approximately 2,400 square feet of the building being a vehicle maintenance area and 600 square feet being office area. The vehicle maintenance areas will be used to inspect vehicles and perform minor maintenance and clean-up of the vehicles prior to the vehicles being placed on display for sale.

The modular office building is 320 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400038 (UC-0040-15):

Current Planning

- Until March 17, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0040-15 (ET-0051-17):

Current Planning

- Until March 17, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the conditions of approval for UC-0040-15:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include corner spandrel;
- Proposed driveways along Walnut Road to be constructed per County Standards 222.1 and 225;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection; and that each parcel requires its own separate sewer lateral connection to the public sewer unless commercial properties have a recorded CC&R that includes provisions for their private onsite sanitary sewers.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, construction of off-site improvements on Walnut Road and at the intersection with Las Vegas Boulevard North would be extremely difficult and expensive since there is an existing power pole that lies within the right-of-way at the intersection. Removing this pole would require undergrounding at least 3 poles on Las Vegas Boulevard North, which is an Nevada Department of Transportation (NDOT) right-of-way.

In addition, the intersection of Las Vegas Boulevard North is a "T" intersection with a continuous median on Las Vegas Boulevard North. This makes Walnut Road a right-in/right-out only street.

Lastly, the applicant is proposing to vacate and abandon the easement for the Walnut Road driveway, which is a companion application. Las Vegas Boulevard North will provide the only access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900505	Modular office building in conjunction with vehicle sales	Approved by ZA	October 2019
ET-19-400038 (UC-0040-15)	Second extension of time on original use permit	Approved by PC	September 2019
UC-0040-15 (ET-0051-17)	First extension of time on original use permit	Approved by PC	June 2017
ADR-0691-16	Modified the height of the buildings	Approved by ZA	September 2016
UC-0040-15	Use permit and design review for vehicle sales	Approved by PC	March 2015
UC-0503-12	Vehicle sales with waivers for landscaping and off-sites; waivers and design review were denied - expired	Approved by BCC	October 2012

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1550-98	Used car lot - expired	Approved by PC	October 1998
ZC-0003-97	Reclassified the site to C-2 zoning for an automobile dealership with variances for landscaping and trash enclosures and waivers for off-site improvements; variance for landscaping and waivers for off-site improvements approved - expired	Approved by BCC	February 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-T	Manufactured home park
South	Business and Design/Research Park	R-3 & C-2	Multiple family residential & mini-warehouse facility
East	Business and Design/Research Park	M-D	Undeveloped & distribution center
West	Business and Design/Research Park	R-T & H-2	Manufactured home park & undeveloped

Related Applications

Application Number	Request
VS-20-0429	Vacate and abandon a driveway easement on Walnut Road is a companion item on this agenda.
WC-20-400111 (ADR-19-900505)	Waiver of conditions for off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff cannot support this waiver request. The full off-site will help with drainage control and pedestrian safety by providing curb, gutter, sidewalks, and streetlights. The full off-sites will complete the improvements on Walnut Road since all of the other adjacent developments have installed their portions.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

If approved:

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAMIE LOPEZ

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT

RETAIL SALES
(TITLE 30)

NELLIS BLVD/HOLT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0440-LOPEZ-GAMBOA MIGUEL A & JUAN J:

ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) and R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) and M-D (Designed Manufacturing) (AE-65) Zone.

USE PERMIT to allow retail sales.

WAIVER OF DEVELOPMENT STANDARDS to allow vertical metal siding.

DESIGN REVIEWS for the following: **1)** office and industrial buildings; and **2)** lighting plan.

Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. MK/bb/jd (For possible action)

RELATED INFORMATION:

APN:

140-20-610-057

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5039 Holt Avenue
- Site Acreage: 0.9
- Project Type: Retail sales of reconditioned parts
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,600 workshop/400 office
- Parking Required/Provided: 16/16

Site Plans

The plans depict a 3,600 square foot workshop and 400 square foot office on a 0.9 acre parcel located on the south side of Holt Avenue and 500 feet west of Nellis Boulevard. A 32 foot wide driveway is proposed at the northeast corner of the lot, with an entry gate shown 56 feet south of Holt Avenue. The entry gate will remain open during business hours and provides access to the parking lot located adjacent to the west property line landscaping area. The plan shows 16

parking spaces, including one accessible space, and a loading area adjacent to the office building. A 400 square foot office building is located at the north side entrance to the property and approximately 22 feet from Holt Avenue. The 3,600 square foot workshop building will be located at the southeast corner of the property (zero foot setbacks) and approximately 45 feet from the west property line. The northern two thirds of this property is located in the AE-65 noise overlay for Nellis Air Force Base. Only the 400 square foot office building will be located in this overlay area.

The applicant submitted a lighting plan that includes shielding adjacent residential property from direct lighting. There are no freestanding interior parking lot lights and no south facing lights. All building lights are shielded from reflecting or shining directly onto properties to the west, north, and east. The workshop will have lights mounted to the building at approximately 15 feet on the west and north facing walls. The east face of the office building will have a 10 foot high wall mounted light.

Landscaping

The plans depict a 7 foot wide landscape area adjacent to an attached sidewalk along Holt Avenue. A 3 foot decorative CMU wall with 2 foot wrought iron top is shown up to 10 feet within the 20 foot front setback. A 6 foot non-decorative wall will be constructed along the east property line, starting 20 feet from the north property line and continuing along the south property line. The eastern wall will be connected to the shorter wall with wrought iron just north of the office building. The plans depict an 8 foot decorative wall constructed along the west property line. An 8 foot wide planter, meeting Figure 30.64-11, is proposed along the west property line and will include 2 landscape fingers in the parking area.

Elevations

The plans depict an office building with vertical siding and aluminum windows. The workshop includes a 4 foot high brick veneer, vertical metal siding, five 16 foot roll-up doors, and single door entrances on the north and west façade. The maximum height of the buildings will be 21 feet. Each roll-up door will have an 8 square foot window about 13 feet high on the face of the door.

Floor Plans

The 3,600 square foot workshop plan shows an open floor with an 8 foot by 8 foot bathroom. The office plan shows an open floor space with an 8 foot by 8 foot bathroom. The 400 square foot workshop will include secondary warehousing of parts.

Signage

Signage is not a part of this request.

Applicant's Justification

The owners have a business that reconditions truck parts and resells them to the public or other businesses. No on-site vehicle dismantling, salvage, or outdoor storage of inoperable vehicles will occur on the property. Customers will be visiting the office located at the entrance for retail sales of reconditioned truck parts. The workshop and warehouse located on the back of the lot will not be open for customers. Parts are reconditioned in the workshop for future sale. The R-E

zoned property located to the west of this site will be buffered by landscaping and a decorative wall.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0251-11	Reclassified from R-E to M-D zoning for a towing business	Withdrawn	June 2011
ZC-0263-88	Shopping Center - expired	Approved by BCC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/acre)	R-3	Single Family Residential
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	R-E	Single Family Residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The request for M-D zoning conforms to the Sunrise Manor Land Use Plan which designates the parcel as Business and Design/Research Park. Staff finds the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. The single family residential home immediately to the west is zoned R-E, with a planned land use or Business Design/Research Park. The property to the north, across Holt Avenue, is zoned R-3, with a planned land use of Residential Urban Center (RUC). The majority of lands between Judson Avenue and Lake Mead Boulevard are designated for Business and Design/Research Park future land uses and not residential uses. The request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which promotes and encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when adjacent land use is lower density or intensity; therefore, staff recommends approval of this request.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed retail sales use for sale of reconditioned truck parts in the M-D Zone will be consistent

with Urban Specific Policy 14 of the Comprehensive Master Plan which encourages recycling. The proposed use is in harmony with the purpose, goals, objectives and standards of the Plan and of this Title and use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden on the surrounding neighborhood. The retail sales of truck parts will be secondary to the warehouse, wholesale and workshop use. In this case, the retail sales has similar impacts as wholesale activities in the same zoning district.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The use of painted vertical metal siding may materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood. The close proximity of residential uses to the north and west will be affected in a substantially adverse manner by the proposed painted vertical metal siding. The absence of enhanced architecture and improved materials will not be beneficial to the surrounding area. Staff recommends denial of the proposed waiver.

Design Review #1

The location of buildings and access to the site is consistent with Urban Specific Policy 5 of the Comprehensive Master Plan which promotes finished floor heights to be approximately the same as adjacent uses. The proposed development is consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed workshop is located as far from the residential neighbors as possible. While staff does not support the use of vertical siding for a portion of the building façade, staff does not object to the overall project.

Design Review #2

The proposed lighting plan is consistent with Urban Specific Policy 15 of the Comprehensive Master Plan, which promotes lighting design that is sensitive to on-site and off-site residential uses and shielding light sources to direct light away from residential uses. Building and lighting materials are appropriate for the area and for the County.

Staff Recommendation

Approval of the zone change, use permit, and design reviews; denial of the waiver of development standards.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0340-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUAN DOPEZ

CONTACT: ENGINEERING & CONSTRUCTION ALLIANCE (ECA), 10620 SOUTHERN HIGHLANDS PKWY #110-469, LAS VEGAS, NV 89141